CITY OF NEWTON, MASSACHUSETTS #151-09



Planning & Development Department Michael J. Kruse, Director

David B. Cohen Mayor

June 15, 2009

TO: Community Preservation Committee

FROM: Candace Havens, Chief Planner

SUBJECT: 192 Lexington Street request for information on construction materials

CC: Alice Ingerson, Community Preservation Program Manager Al Gifford, Senior Building Inspector John Lojek, Commissioner of Inspectional Services Mike Kruse, Director of Planning and Development Geoff and Bob Engler, Petitioners

At the May 26th CPC meeting, the question arose as to the quality of the materials proposed for the ten affordable housing units at 192 Lexington Street, which is currently under review. The petitioner has provided the building specifications for construction, which both I and Al Gifford, Senior Building Inspector have reviewed. We both agree that the proposed materials consist of standard selections generally used in new construction throughout the City. None of the specified construction materials are inferior to those most often seen locally and some are superior, such as Pella and Marvin windows, which typically are considered high-end in terms of cost and quality. It is also notable that the specifications reflect an eye towards sustainability, with the use of roofing with a 30-year warranty and 50-year option, if renewable energy systems are considered. The siding is HardiPlank, which is an environmentally sensitive, low-maintenance material. Doors also are of low-maintenance fiberglass. Overall, the materials that are proposed are standard choices of the trade and do not cut corners on quality. If you have further questions, please do not hesitate to contact me.

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June 11, 2009

Re: CPA proposal for 192 Lexington St.

Committee on Community Preservation Newton Board of Aldermen 1000 Commonwealth Ave. Newton, MA

Dear Chairwoman Lappin:

The League of Women Voters of Newton is impressed by the durability and many energy-saving features of the proposed 10-unit housing project for 192 Lexington St.

After studying the Stockard Engler Brigham plans carefully, we are convinced that they can produce quality housing at remarkably low cost. If SEB commits to EnergyStar rating, quality control is built in to the project.

The developer has done a very thorough job. The project is suitable for the site, the density is right (under a for-profit 40B, there could be many more units built here), and it is 100 percent affordable, as well as being sustainable and durable.

The League strongly supports this project. Our original recommendation to the Community Preservation Committee is attached. Please note that since this recommendation was written, the developer has addressed our concerns, and perhaps exceeded expectations to date.

Yours,

Terry Yoffie

President

cc: Paul Coletti



May, 2008

WINSLOW ARCHITECTS was established in 1983 in Cambridge, MA as an architectural and site planning firm initially specializing in multifamily housing design and construction administration. The firm's focus expanded to include renovations and historic preservation of existing buildings, providing complete construction documents and construction administration services for its clients. Typical clients include public-sector entities such as Local Housing Authorities, Not-For-Profit organizations such as Community Development Corporations, private developers and single family homeowners.

WINSLOW ARCHITECTS has provided architectural design for over 500 units of affordable housing throughout Massachusetts in the past 5 years along with the renovation/modernization of existing buildings in inner city areas.

Within the past year, **WINSLOW ARCHITECTS** has completed two affordable housing developments on the Cape and Islands – 47 units in Chatham and 60 units of modular housing in Edgartown - and is renovating an historic former grammar school building into 15 units of affordable rental housing in Lowell.

For Public Sector work, **WINSLOW ARCHITECTS** has been working with the Foxborough and Duxbury Housing Authorities in conjunction with the Dept. of Housing and Community Development (DHCD) and the Dept. of Mental Retardation (DMR) to provide design and construction administration services for modular homes for persons with Special Needs.

WINSLOW ARCHITECTS has been selected to provide Architectural Peer Review services for 40B developments in Westford, MA as well as providing site planning consulting services. We also have an on-going practice of designing custom residential homes and additions for private clients.

WINSLOW ARCHITECTS specializes in the architectural design and construction administration of the following project types:

- MULTIFAMILY HOUSING
- BUILDING RENOVATION/MODERNIZATION
- PUBLICLY-FUNDED CHPATER 149 PROJECTS
- CUSTOM SINGLE FAMILY HOUSING

The following summary of recent projects illustrates our experience.

89 Massachusetts Avenue Arlington, MA 02474

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WINSLOW ARCHITECTS - 2008 RECENT & CURRENT PROJECTS

ST. JOSEPH APTS. Lowell, MA	15 Unit rental housing Historic rehab, affordable	Construction	\$ 3,000,000
DUXBURY + FOXBORO HOUSING AUTHORITY Duxbury and Foxboro, MA	4BR + 8 BR DMR Home Transitional Housing	Construction	\$600,000 - \$1,200,000
PRESIDENTIAL GARDENS Haverhill, MA	Community Center	Planning	\$ 350,000
MASHPEE VILLAGE Mashpee, MA	145 unit renovation	Construction	\$ 11,000,000
MERRIMACK APTS. Lowell, MA	12 unit modernization Rental Housing	Complete	\$ 750,000
LAKE STREET Chatham, MA	47 Unit rental housing Affordable	Complete	\$ 7,500,000
MORGAN WOODS Edgartown, MA	60 Unit rental housing Mixed Income, modular	Complete	\$ 11,000,000
STONYBROOK Westford, MA	15 Unit rental housing <i>Affordable</i>	Complete	\$ 2,000,000
WESTFORD Town of Westford, MA	Architectural Peer Review Consulting	On-going	\$ 3,500/review
CUSTOM HOMES Greater Boston	New/renovations/add's private single family	Construction (per House as	•
WELLESLEY HOUSING 12 Unit Modernization Planning \$1,500,000 Wellesley, MA			
ST. JOSEPH HIGH SCHOOL 22 Unit Rental Housing Planning \$5,000,000			

Historic Rehab, Affordable

Lowell, MA

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John A. Winslow, AIA

PROFESSIONAL EXPERIENCE	1983- Present	WINSLOW ARCHITECTS, INCORPORATED Cambridge, MA Founding owner and principal of architectural firm specializing in site planning and housing design – with a particular focus on affordable community based multi-family housing, building renovations and custom single family housing.
	1980-82	STEFFIAN-BRADLEY ASSOCIATES, ARCHITECTS Boston, MA Job Captain with large multi-faceted architectural firm involved with residential, commercial and medical facility design.
	1976-80	FRIENDS COMMUNITY DEVELOPMENT CORP. Easton, MA Project Director for non-profit development corporation developing a 160-unit solar-heated retirement community.
EDUCATION	1976-80	MASSACHUSETTS INSTITUTE OF TECHNOLOGY Cambridge, MA Master of Architecture - 1980
	1965-69	TUFTS UNIVERSITY Medford, MA Bachelor of Arts - 1969, Cum Laude
REGISTRATION	1985	MASSACHUSETTS #6023
AFFILIATIONS		American Institute of Architects (AIA) Boston Society of Architects Former Chairman - Newton Design Review Committee Trustee Emeritus - The Jackson Homestead Museum

President Emeritus - NewTV

Past President - Newton Historical Society

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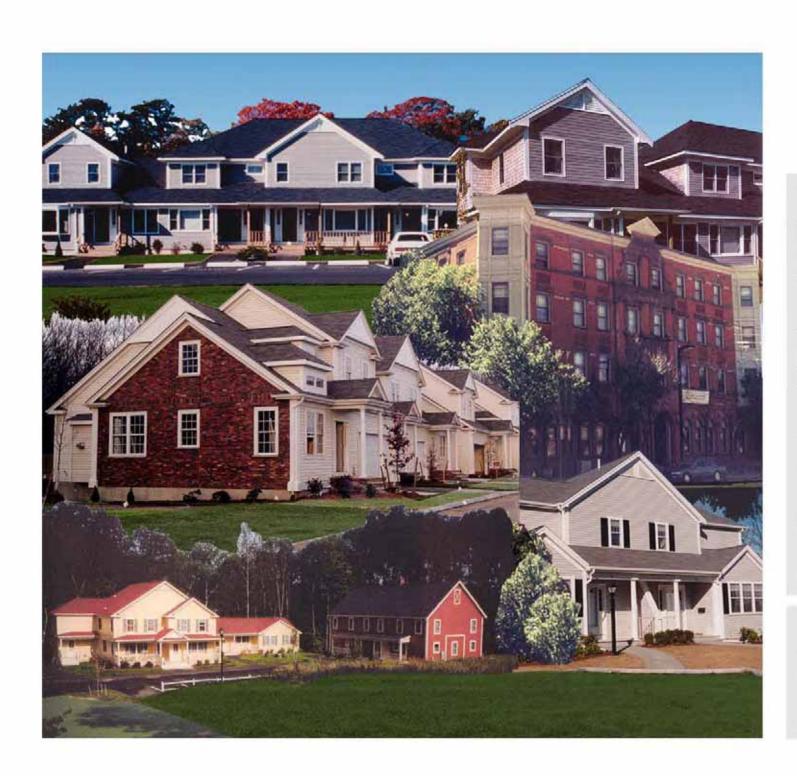
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Alexander Bross, AIA, LEED AP

PROFESSIONAL EXPERIENCE	2004 - Present	WINSLOW ARCHITECTS, INCORPORATED Cambridge, MA Senior Associate and Project Architect with responsibility for architectural design, construction documents and administration for multi-family housing developments.
	2000/04	VAN DAM & RENNER ARCHITECTS. Portland, ME Architectural Designer with duties including design work, document coordination, construction documents and administration for high-end single family residences and institutional projects.
	1999/00	DREXEL UNIVERSITY – Philadelphia, PA. Office of Planning, Design and Construction, duties including CAD drafting, field measuring, code research and working with university standards.
	1997/98	DESIGN MANAGEMENT SOLUTIONS Philadelphia, PA CAD drafting for institutional renovations at local colleges, residential and commercial work.
EDUCATION	2000	Temple University – Philadelphia, PA Bachelor of Architecture
REGISTRATION	2006	MASSACHUSSETTS #20455 VERMONT #3008, MAINE #3419 NCARB Certified US Green Building Council LEED Accredited

Anthony W. Macchi

PROFESSIONAL EXPERIENCE	2002 - Present	WINSLOW ARCHITECTS, INCORPORATED Cambridge, MA Project Manager with responsibility for architectural design, construction documents and administration for single family residences. Design development and presentation drawings for multifamily developments.
	1999/02	ARCHITECTURAL CONSULTANT Boston, Ma Architectural Designer with duties including design work, document coordination, construction documents and administration for residential and commercial projects.
	1998	SEAN STEWART ARCHITECTS Boston, MA Architectural assistant including field measurements, CAD drafting, construction documents and preparation of architectural proposals.
1	1997	LUNA DESIGN GROUP – Lynnfield, MA Architectural assistant including field measurements, contract documents for residential and library projects
EDUCATION	1999	Wentworth Institute of Technology – Boston, MA
	1996	Bachelor of Architecture Associates Architectural Engineering





Morgan Woods Edgartown, MA 2007



Lake Street Terrace Chatham, MA

2006



Residences at Stonybrook

Westford, MA 2005







Leland Farms

Sherborn, MA 1998

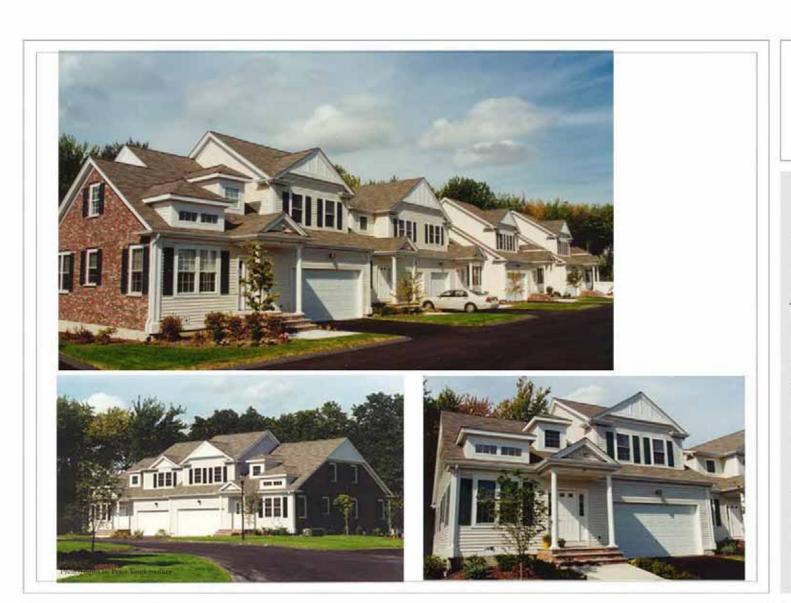






Auburndale Yard

Newton, MA 1998



Beacon Woods

Burlington, MA 1998



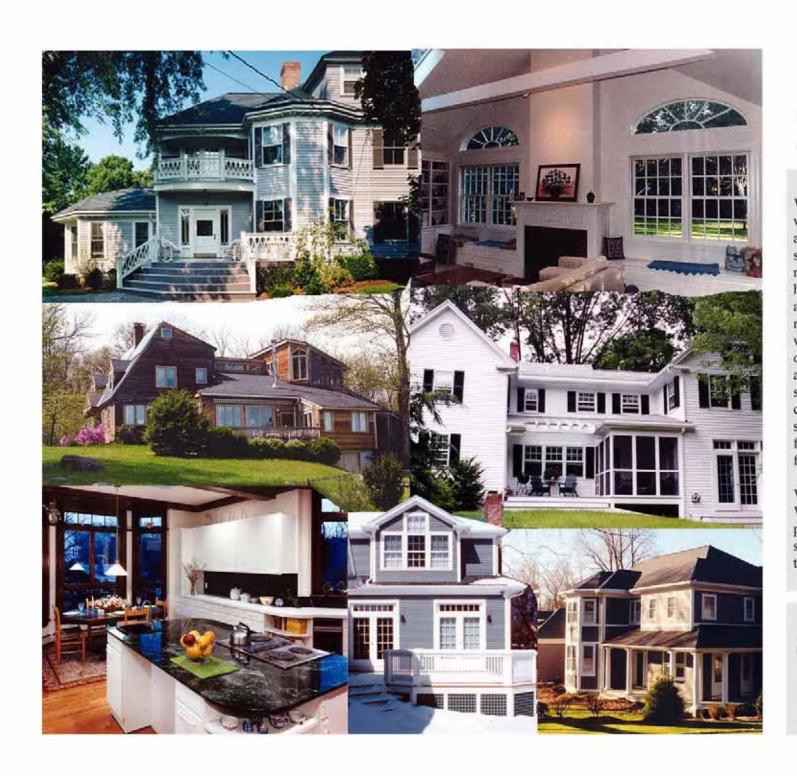
Beacon Woods

Burlington, MA 1998



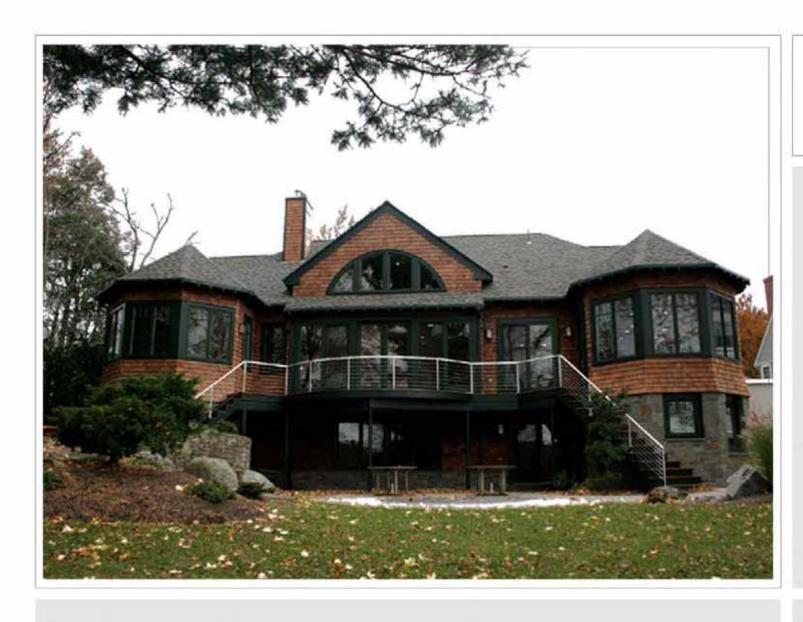
Seameadow Village

Hyannis, MA 1987





Private Residence Cambridge, MA 2002



Newton, MA 2002



Lincoln, MA 1994



Newton, MA 1993



Antrim, NH 1980